

Major Project application



NSW GOVERNMENT
Department of Planning

Date received: ___/___/___

Project Application No. _____

1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project.

A Planning Focus Meeting (PFM) may need to be held for this project involving the Department, relevant agencies, council or other groups identified by the Department. If a PFM is held, the Department will issue the Director-General's requirements for the Environmental Assessment following the meeting.

All applications must be lodged with the Director-General, by courier or mail. An electronic copy should also be emailed to the assessment contact officer assigned to the project.

NSW Department of Planning
Ground floor, 23-33 Bridge Street, Sydney NSW 2000
GPO Box 39 Sydney NSW 2001
DX 10181 Sydney Stock Exchange
Phone 1300 305 695

2. Details of the proponent

Company/organisation/agency

ABN

Johnson Property Group

58102465814

Mr Ms Mrs Dr Other

First name

Keith

Family name

Johnson

Position

Managing Director

STREET ADDRESS

Unit/street no.

340

Street name

Kent Street

Suburb or town

Sydney

State

NSW

Postcode

2000

POSTAL ADDRESS (or mark as above)

PO Box A1308

Suburb or town

Sydney South

State

NSW

Postcode

1235

Daytime telephone

02-8023-8888

Fax

02-8023-8800

Mobile

Email

keith.johnson@jpg.net.au

3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

148

Street or property name

Fox Valley Road

Suburb, town or locality

Wahroonga

Postcode

2076

Local government area(s)

Ku-ring-gai & Hornsby

State electorate(s)

Ku-ring-gai and Hornsby

REAL PROPERTY DESCRIPTION

Fox Valley Road & Comenarra Parkway

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the project applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR detailed description of land attached.

MAP: A map of the site and locality should also be submitted with this application.

4. Major Project description and other requirements

Provide a brief title for your project.

ACA Wahroonga Estate - Comenarra Park Living Community

PROJECT APPROVAL

If you are applying for approval of a project, include in the project title, all significant components for which approval is being sought. If the application relates to part only of a project, the project title should reflect this.

Is the application for approval of a project?

Yes No

Is the application related to part only of a project?

Yes No

CONCEPT PLAN APPROVAL

If you are applying for approval of a concept plan, include in the project title, all components for which approval 'in concept' is being sought. If the application also relates to approval of a project, a description of this should also be included in the project title.

Is the application for approval of a Concept Plan?

Yes No

Is a project application being made concurrently for all or part of the project?

Yes No

You are also required to provide a Project Description and address any matters required by the Director-General in accordance with section 75E or section 75M of the Act. Failure to do so may lead to your application being rejected.

Is a Project Description attached?

Yes No

Does the Project Description include any additional matters required by the Director-General under section 75E or section 75M of the Act?

Yes No

Note: An electronic copy of the project description is also required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the project. The CIV includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST and land costs).

\$811,290,000

EQUIVALENT FULL-TIME JOBS

Please indicate the number of jobs created by the project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

11,000

Operational jobs (full-time equivalent)

5,000

5. Approvals from State agencies

Does the project require any of the following: (tick all that are appropriate)

- an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- a mining lease under the *Mining Act 1992*
- a production lease under the *Petroleum (Onshore) Act 1991*
- an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- a consent under section 138 of the *Roads Act 1993*
- a licence under the *Pipelines Act 1967*

6. Landowner's consent or notification

As the owner(s) of the above property, I/we consent to this application being made on our behalf by the proponent:

Land

ACA Wahroonga Estate

Signature

See attached consent letter

Name

Date

Land

Signature

Name

Date

Note: Under clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require the consent of the landowner, however, the proponent is required to give notice of the application:


- in the case of linear infrastructure projects, by notice in a newspaper circulating in the locality prior to the commencement of the public consultation period,
- in the case of mining or petroleum production projects, by notice in a newspaper circulating in the locality within 14 days of this application being made,
- in the case of critical infrastructure projects, to the owner of the land within 14 days of this application being made, and
- in other cases, to the owner of the land at any time before the application is made.

7. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the project and address all matters required by the Director-General pursuant to section 75E and/or section 75M of the Act, and
- apply, subject to satisfying clause 8D of the Environmental Planning and Assessment Regulation, for the Director-General's environmental assessment requirements pursuant to Part 3A of the Act, and
- declare that all information contained within this application is accurate at the time of signing.

Signature



Name

Keith Johnson

In what capacity are you signing if you are not the proponent

Name, if you are not the proponent

Date

19 September
2007

Australasian Conference Association Limited

ACN 000 003 930
148 Fox Valley Road or Locked Bag 2014
WAHROONGA NSW 2076
Telephone: (02) 9847 3333 Facsimile: (02) 9489 0943

Mr. Sam Haddad
Director General
Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Dear Mr. Haddad,

The Australasian Conference Association Limited is the legal property owner of the approximately 65 hectare site at the corner of The Comenarra Parkway and Fox Valley Road, Wahroonga, which includes the Sydney Adventist Hospital and the South Pacific headquarters of the Seventh-day Adventist Church.

We confirm that Robert Eden Ellison, Company Secretary, and Kelvin John Peuser, Director are duly authorised representatives of the Australasian Conference Association Limited.

We further advise that Australasian Conference Association Limited hereby grant Keith Johnson (Managing Director) of Johnson Property Group Pty Limited permission to lodge a Major Project Application to the Department of Planning under Part 3A of the *Environmental Planning & Assessment Act, 1979*.


This letter also confirms that Keith Johnson is acting on our behalf in matters relating to the rezoning and possible future options for the use of our estate.

It would be appreciated if you could extend to him any assistance as he discusses this matter with you on our behalf.

Yours sincerely,



ROBERT E ELLISON
Company Secretary



KELVIN J PEUSER
Director